



ANDREW  
**DOWNING**  
**BOOTH**™  
ESTATE AGENTS

# Maryvale Court, Lichfield

£225,000

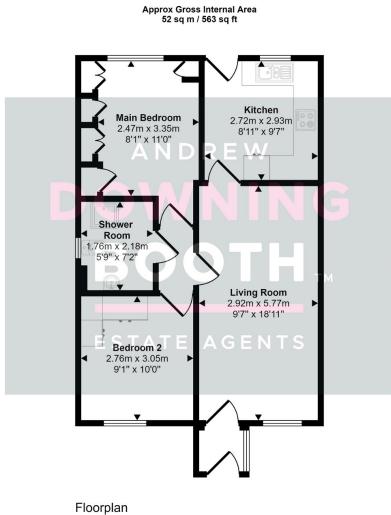
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A beautiful over 55's retirement property in a stunning location. This spacious two bedroom bungalow in Maryvale Court, Boley Park, offers a significant amount for the price tag attached, including generous room sizes throughout, a tranquil and quiet location within a very popular part of Lichfield and an all-round beautifully maintained development of a relatively small number of properties.

The accommodation itself comprises an entrance hall, living room, kitchen, two double bedrooms with built in bedroom furnishings and the main bathroom, with charming gardens to both the front and rear. Boley Park is an incredibly popular part of Lichfield, with a wide range of amenities easily accessible, including both Lichfield train stations, supermarkets, Beacon Park and Lichfield City Centre. Properties of this style are often in need of significant renovation and updating, but this is one of the few that is already in excellent condition; we thoroughly advise an early viewing.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Two Bedroom Over 55's Retirement Bungalow
- No Upward Chain
- Excellent Condition Throughout
- Close To Various Amenities, Including Schools, Transport Links, Supermarkets & Shopping Centre
- Positioned In A Very Quiet Spot Within Boley Park, Lichfield
- Beautifully Maintained Front & Rear Gardens
- Built In Bedroom Furnishings To Both Bedrooms
- Large Living Room & Attractive Bathroom
- Council Tax Band: C

